

## **SECTION 8.0 GROWTH INDUCEMENT**

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Section 15126.2(d) of the CEQA Guidelines mandate that the growth inducing nature of the proposed project be discussed. This CEQA Guideline states the growth inducing analysis is intended to address the potential for the project to “foster economic or population growth, or the construction of additional housing, whether directly or indirectly, in the surrounding environment.”

FSEIR #01-01 states that implementation of the EastLake III project would have some growth inducing impacts on undeveloped land in the project vicinity as well as encourage any potential adjacent developments to occur sooner than would otherwise take place without the project. However, the October 1989 FSEIR #01-01 concluded that because most of the surrounding land was zoned for urban development, the development of EastLake III would not conflict with the City of Chula Vista’s goals for directing growth. FSEIR #01-01 concludes that implementation of the proposed EastLake III project may have some growth inducing impacts on undeveloped land to the north, west and south of the project area by providing public infrastructure improvements adjacent to currently undeveloped, non-serviced areas. New roads and improvements to existing roadways would also provide and/or improve access to many on- and off-site areas. For these reasons, FSEIR #01-01 concluded that growth inducing impacts would occur, but would not be adverse.

The City of Chula Vista’s Growth Management Plan calls for directing growth in and around the City in an orderly fashion in order to avoid leapfrog development. The City of Chula Vista’s Growth Management Plan is included in their Growth Management Element. The goal of the Growth Management Element is “To direct and coordinate growth and development in ways that maintain and consistently endeavor to improve the quality of life for current and future residents of Chula Vista.” The City of Chula Vista Growth Management Threshold Standards are provided in *Table 8-1, Chula Vista’s Threshold Standards*.

According to the *City of Chula Vista 2005 Growth Management Oversight Commission (GMOC) Annual Report Community Workshop Edition-Threshold Review Period 7/1/03 to 6/30/04 To the Current Time And Five Year Forecast to December 2009* (April 20, 2005), during the review period of July 1, 2003 to June 30, 2004, the threshold was not met for Libraries; Police Priority II; and Fire/EMS. The *2005 Threshold Standard – Annual Review Summary and Five Year Assessment* predicts the potential for future noncompliance with Police Priority II and Fire/EMS thresholds.

**TABLE 8-1**  
**Chula Vista's Threshold Standards**

Air Quality	Annual report required from Air Pollution Control District on impact of growth on air quality.
Fiscal	Annual report required to evaluate impacts on growth on city operations, capital improvements, and development impact fee revenues and expenditures.
Police	Respond to 81% of the Priority I emergency calls within 7 minutes and maintain average response time of 5.5 minutes. Respond to 57% of Priority II urgency calls within 7 minutes and maintain average response time of 7.5 minutes.
Fire/EMS	Respond to calls within 7 minutes in 80% of all cases.
Schools	Annual report required to evaluate school district's ability to accommodate new growth.
Library	An additional 60,000 gross square feet of library space to be phased to maintain a ratio of 500 square feet of library space adequately equipped and staffed per 1,000 population.
Parks and Recreation	Maintain 3 acres of neighborhood and community parkland with appropriate facilities per 1,000 residents east of Interstate 805.
Water	Annual report from water service agencies on impact of growth and future water availability.
Sewer	Sewage flows and volumes shall not exceed City Engineering Standards. Annual report from Metropolitan Sewer Authority on impact of growth on sewer capacity.
Drainage	Storm flows and volume shall not exceed City Engineering Standards. Annual report reviewing performance of city's storm drain system.
Traffic	Maintain Level of Service (LOS) "C" or better as measured by observed average travel speed on all signalized arterial streets, except, that during peak hours, an LOS "D" can occur for no more than any 2 hours of the day. Those signalized intersections west of Interstate 805 that do not meet the above standard may continue to operate at their 1991 LOS but shall not worsen.

**Source:** City of Chula Vista, 2005

The proposed project is not expected to generate growth beyond the proposed 494 senior housing units, as the project does not include any major infrastructure improvements which would be of service to vacant, off-site properties. Infrastructure improvements included as part of the proposed project are aimed at meeting the needs of the proposed project itself. The project is located in an area that is currently being developed as proposed and planned for by the City of Chula Vista to the north, south and west. Lower Otay Reservoir is located to the east of the proposed project site.

The majority of the project area is already developed or planned for development, and therefore would not exceed projected growth within the City. This project would involve additional housing, and existing commercial uses in the area would be expected to accommodate the increase in demand for commercial services resulting from the proposed project.